056.0	0001	0007.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card /	Total Parcel
APPRAISED:	1,343,500 /	1,343,500
USE VALUE:	1,343,500 /	1,343,500
ASSESSED:	1,343,500 /	1,343,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	QUINN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YUKON REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	1125 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 30,336 Sq. Ft. of land mainly classified as Auto Sale/Se

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
330	30336.000		31,500	1,312,000	1,343,500
Total Card	0.696		31,500	1,312,000	1,343,500
Total Parcel	0.696		31,500	1,312,000	1,343,500

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct 37150

GIS Ref

GIS Ref

Insp Date 03/24/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 056.0-0001-0007.0

!4613!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	330	FV		31500	30,336.	1,289,300	1,320,800	1,320,800	Year End Roll	12/18/2019
2019	330	FV		33500	30,336.	1,213,400	1,246,900	1,246,900	Year End Roll	1/3/2019
2018	330	FV		33500	30,336.	1,061,800	1,095,300	1,095,300	Year End Roll	12/20/2017
2017	330	FV		33500	30,336.	834,200	867,700	867,700	Year End Roll	1/3/2017
2016	330	FV		33500	30,336.	834,200	867,700	867,700	Year End	1/4/2016
2015	330	FV		34900	30,336.	758,400	793,300	793,300	Year End Roll	12/11/2014
2014	330	FV		34900	30,336.	758,400	793,300	793,300	Year End Roll	12/16/2013
2013	330	FV		34900	30,336.	758,400	793,300	793,300		12/13/2012

PRINT

Date	Time
12/10/20	19:37:03

LAST REV

Date	Time
10/11/18	13:46:40
apro	

PAT ACCT. 4613

USER DEFINED

Prior Id # 1:	37150
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARLINGTON CENTE	37850-613		1/30/2003	Intra-Corp	1	No	No		
	13537-46		9/1/1978		338,310	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2009	Meas/Inspect	201	PATRIOT
1/6/2005	OWNR INFO	BR	B Rossignol
7/7/2004	OWNR INFO	BR	B Rossignol
11/9/2000	Hearing N/C		
4/28/2000	Meas/Inspect	197	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
330	Auto Sale/Se		30336	61,357	Sq. Ft.	Site		0	43.25	1.00	CG									1,312,032						1,312,000	

Total AC/HA:	0.69642	Total SF/SM:	30336	Parcel LUC:	330	Auto Sale/Se	Prime NB Desc:	COMM GD	Total:	1,312,032	Spl Credit		Total:	1,312,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wall	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	0.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		0 %

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

PARK OF MIRAIL CHEVROLET SITE FACTOR W/57-5-1.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:	Baths:	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:		
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

056.0-0001-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	29000	A	FR	1984	1.67	T	35	330			31,500			31,500

More:	N	Total Yard Items:	31,500	Total Special Featues:		Total:	31,500